



MEETING MINUTES January 13, 2016

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, Cheryl Carlson, Barur Rajeshkumar

Members Absent: None

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 regular meeting was called to order at 8:15 p.m.

CMRPC Village District Zoning Bylaw Update – Eric Smith will attend the January 27th meeting.

99 Hartwell Street (VHB Stormwater Review) – Chris Keenan and Robert Diverdi were in attendance. Mr. Keenan explained that they received a comment letter from VHB with minor items, one being to provide contact information for town departments in the Stormwater Report; that has been done. The other comment was in relation to the stormwater detention system proposed under the rear parking lot. VHB felt there may be an issue with the bottom of the stormwater system not draining because the pipes were set high in the chambers. Because the water table is very close to the bottom of the system, VHB asked them to design a correction for that stormwater chamber. A 6” PVC pipe underdrain that would outlet to the back side of the wetlands was proposed. Mr. Keenan communicated that to VHB but has not yet heard back. When it is approved by VHB it will be constructed. Most of the exterior work is completed. There was an email today about a potential concern with a hazardous material. Mr. Diverdi submitted a “21E” report from Enstrat Environmental Services dated September 9, 2013; there was no history of spills on the property. The board will draft and issue a Stormwater Permit at the next meeting after receiving VHB’s response.

Noncompliant Signs – Tabled to February.

New Business/Review of Correspondence/Emails:

Worcester Corporate Center Definitive Subdivision Plan Approval (Request for Extension) – Donna Truex (Bowditch & Dewey) and Nannette St. Pierre were present. Atty. Truex gave a brief overview of what had transpired over the years since the original approval in 1990. She explained what roads were constructed in conjunction with the town through its own funding or through grants, and what was accepted by the Town of West Boylston and what was accepted by the City of Worcester. Approximately 700 feet in length of roadway in front of Lot 54 remains

Planning Board Meeting Minutes – January 13, 2016

to be constructed. In 2009 they were granted a three-year extension. Due to economic conditions, the Permit Extension Act granted a two year extension with an additional two years, bringing the expiration date to February 1, 2016. St. Pierre has signed with a new broker that has international exposure as well as national exposure. They met with Secretary James Ash, Secretary for Housing & Economic Development, who endorsed the MassWorks project. It is a shovel-ready site. They received an extension from the Conservation Commission in October. Atty. Truex said the regulations have not changed regarding road construction. The Kinder Morgan gas pipeline was discussed. Ms. St. Pierre met with them and they explained where the pipeline would go and where Eversource would pick it up. Mr. Vignaly said there is concern about non-tax entities purchasing the property where the town has invested so much already. The town invested the money hoping to receive tax revenue. Mr. Vignaly made a motion to extend the Worcester Corporate Center Definitive Subdivision Plan Approval for a three year period to February 1, 2019; Mr. Olson seconded; all voted in favor; motion approved.

Angell Brook Certificate of Compliance – Carl Barstow and Phil Mallet were present along with several Trustees of the Homeowners Association. They want to make sure that no money is released to the Heritage Group until the board is satisfied with the work. Mr. Barstow said they are not notified when inspections take place. He also has concerns with the Operation & Maintenance Plan; it does not say who it's from, items have been added, and they don't know the changes that are on the as-built plan. Mr. Vignaly said the Heritage Design Group made changes in response to VHB's issues. Wayne Amico has been involved with the project since it started twelve years ago and there is some question now as to what work would be considered building work and what work would be considered standard maintenance work after being in place for so many years. Mr. Barstow asked how they would know if maintenance was conducted according to the stormwater plan; they don't. He is concerned with the infiltration basins and forebays as well. It was suggested they put together a list of their concerns and the board will forward it to VHB for their review. More discussion will take place on January 27th at 8:00 p.m.

FY17 Budget – The budget will be sent to Nancy Lucier as required.

Review of Planning Board Annual Report – Tabled to February 10th.

Conflict of Interest Law Training – Ms. Carlson will check with the Town Clerk to see if the Certificate of Receipt of Open Meeting Law Materials needs to be signed because members have signed it previously.

DLTA Funding – Mr. Vignaly is hoping to work with the Open Space Committee and the Planning Board to draft a project for mapping trails (bicycle maps, hiking trails and outdoor activities) in conjunction with the towns of Holden, Sterling and Boylston to possibly receive more funding for a regional project.

The board was not a recipient of the CMRPC Mass Audubon Grant focusing on the Blackstone River Watershed.

ZBA Informational Petition (69 Malden Street) – Special Permit to create an Accessory Apartment – The draft letter was reviewed and approved; PB comments will be forwarded to the ZBA.

ZBA Informational Petition (38 Central Street) – Special Permit to operate a Home Occupation above the existing garage – The draft letter was reviewed and approved; PB comments will be forwarded to the ZBA.

An informational email was received from the Building Inspector regarding ANR approval where two buildings that have been in existence on a lot since before Zoning, specifically in reference to an interpretation request from Mark Brodeur, for Lot C 378 Prospect Street.

An email request from Erin Mahoney (Realtor) regarding 123 Pierce Street (owned by Edward Mahoney) relative to easements was received. Mr. Frieden will respond that this is not within the board's jurisdiction.

An informational letter from Mass DOT granting Surabian Realty permission to erect a sign within the Route 12 Right-of-Way that extends into the plaza was received.

A memo was received from the interim Town Administrator listing the schedule for the town meeting warrant preparation for the Annual Town Meeting on May 16, 2016. Discussion of the changes to the Sign Bylaw was put on the agenda for the next meeting.

Reports from Other Boards – Mr. Olson happened to see a note on the town website and attended the meeting about the sidewalks. Plans were presented. The sidewalks will be near the schools, Central Street and going down Goodale Street to Route 12; \$900,000 will be spent. The project needs to be completed by September 2016. DCR is also doing a project and Nancy Lucier will coordinate with them to ensure that the sidewalks meet.

Mr. Vignaly said the Open Space Committee has contracted with Trish Settles (CMRPC) to do the update of the Open Space and Rec Plan. Input from all interested parties will be incorporated into the plan.

Mr. Frieden said the Affordable Housing Trust (AHT) is working on the repository with Karen Pare and Kristina Pedone which will provide an electronic storage area where approved plans and permits are easily accessible for future reference. Afra Terrace accounting was also discussed and whether they are over budget; there are some discrepancies. A letter will be sent by the Trust alerting the reviewer to this fact. The homeowners have issues with Mr. Ali not doing what he said he would; but not building or zoning enforcement issues.

Citizens' Comments – No comments tonight.

Review and Approve Invoices and Review of Draft Meeting Minutes and Draft Public Hearing Minutes of December 9, 2015 – Invoices were approved. Mr. Rajeshkumar made a motion to approve the Public Hearing Minutes and regular Meeting Minutes dated December 9, 2015; Mr. Olson seconded the motion; all voted in favor; motion approved.

A motion was made by Ms. Carlson to adjourn; Mr. Rajeshkumar seconded the motion; all voted in favor; motion approved. The meeting adjourned at 10:05 p.m.

Planning Board Meeting Minutes – January 13, 2016

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich