



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

MEETING MINUTES

May 11, 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 meeting was opened at 7:00 p.m. by Chairman Frieden.

West Boylston Municipal Lighting Plant Site Plan Review (Solar Panel Array) Vote and Approval – Mr. Olson made a motion to approve the Site Plan Review and Stormwater Management Permit and Special Permit for Use in the Aquifer and Watershed Protection District for the West Boylston Municipal Lighting Plant at the former landfill for the Solar Array project; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Malden Brook Realty, LLC (Westland Circle Subdivision Plan) – Mr. Olson made a motion to approve the Preliminary Subdivision Plan for Westland Circle and sign the approval; Ms. Carlson seconded; all voted in favor; motion approved.

Old Business/Outstanding Issues/Follow-Ups:

1. MassDOT Board of Selectmen Public Hearing Update – Mr. Frieden attended the meeting. They will not do any road straightening; they said they don't have the budget. He voiced his opinion on the DOT policy that says that every project is supposed to be reviewed for pedestrian and bicycle access improvements and was told it includes language that states that for drainage projects they don't have to do that review. He told them how many accidents were reported since 2009. He also told them he understands that the drainage is important, but there is not a drainage safety problem; the priority should be to straighten out the road; they didn't agree.
2. Cumberland Farms –The approval letter was sent to the Building Department as requested. Mr. Frieden has not yet contacted the Building Inspector to clarify the status of the area south of the entrance. The Cumberland Farms approval specifically stated that the old Site Plan Review Approval is no longer valid for this area.

3. Village Zoning Initiative with CMRPC – Mr. Olson spoke with Chris Ryan and updated him on the project. Mr. Smith had come to a meeting and gave a PowerPoint presentation with his findings (conformance with minimum lot size, frontage, and permitted use). Mr. Ryan said the next step in the Village Zoning process is to create a draft bylaw specific to West Boylston. Mr. Olson said the Master Plan suggested a goal of having Village Zoning in the Pinecroft area, the Town Center, and Oakdale area. It also includes a strategy section to show how to possibly do it. It talks specifically about Village Zoning as a means to preserve the compact Mixed Use District by encouraging small scale commercial and residential uses and architecturally compatible buildings that reflect the existing development pattern of each of those three areas that is compatible with a small lot. The Master Plan calls out that Pinecroft, the Town Center and Oakdale should be rezoned for such uses. Mr. Vignaly noted that the current Business District allows mixed uses, but the Master Plan recommended to change the allowed uses in the Business District to only be commercial and only allow grandfathered residential uses. If this were enacted, then the Village District would be an even higher priority. We are doing this assessment because it is in the Master Plan. Mr. Vignaly said it is an action item that is difficult to put forth to tailor to our community and gain the support of the effected property owners. He said if the Historical Commission is discussing a similar program for these areas, we may be able to work together. Ms. Carlson will talk to the Historical Committee. Mr. Olson said the Master Plan also talks about trying to encourage private owners of older historical buildings to seek out assistance from the State and National Historical Registry. Of the three zoning aspects evaluated by CMRPC, 94% of the lots conformed as to their use. The majority of non-conformity is to lot size and lot frontage. Mr. Olson suggested consideration of decreasing the lot size and frontage requirements, but Mr. Vignaly said that all these lots are existing non-conforming lots so are grandfathered and there is no need to reduce these requirements. Mr. Olson will follow up with Mr. Ryan and review the prior draft policy. It will be discussed further on May 25th.
4. Review and Vote on Warrant Articles – The board reviewed the Articles. Ms. Carlson made a motion to recommend approval of Article 26, “Authorization to Amend the West Boylston Zoning Bylaws, Section 5.6 (Signs and Billboards); Mr. Olson seconded; all voted in favor; motion approved.

New Business/Review of Correspondence/Emails Received:

1. Town Administrator Email Request to use CMRPC Hours – The Town Administrator is requesting the use of the Planning Board’s remaining 14 CMRPC hours in order to obtain a grant for the school generator. Having no known intended uses for these hours that need to be used before June 30, Mr. Vignaly made a motion to allow the school administration to use the Planning Board’s allotted hours to work with CMRPC on a grant application; Ms. Carlson seconded; all voted in favor; motion approved. Mr. Olson will contact the Town Administrator to make her aware that we believe there are only 12 hours available and will follow up with Mr. Ryan as well.
2. Nancy Lucier Email Request to Attend Monthly Staff Meetings – The Town Administrator will be holding monthly staff meetings on the 4th Wednesday of each month at 9:30 a.m. beginning on May 25th. Mr. Frieden and Mr. Vignaly will check their availability.

4. Gas pipeline information was received regarding the notice of intent to prepare an environmental impact statement and request for comments on environmental issues. Mr. Vignaly will follow up.

Reports from Other Boards – Mr. Vignaly said Open Space and Recreation is continuing to work with CMRPC to create a new plan update and hopes to give a report at the Town Meeting. A public forum is scheduled for Thursday, June 2nd at 7PM. Everyone is invited.

Ms. Carlson said although she has been unable to attend, the Community Preservation Committee met and discussed the possibility of purchasing a Conservation Restriction on land owned by Dennis Minnich located off Lee Street. The CPC was interested in moving ahead with a Conservation Restriction but did not have complete information on the cost involved or the restrictions so it could not be included on the town warrant. Mr. Minnich may be working with someone else.

Mr. Frieden will follow up with the Town Administrator the status of the Holy Cross approval conditions.

Citizens' Comments – Ms. Carlson attended the hearing for Wayne's Weaponry and wanted to express her disappointment that comments from out-of-town people were given so much weight and was even more disappointed in the way the ZBA Chairperson had treated another board member in West Boylston who had expressed an opinion on the subject. Ms. Carlson was very informed on the subject and felt that her comments deserved respect.

Review/Approve Payment of Invoices and Review Draft April 29, 2016 Regular Meeting Minutes and WBMLP Solar Array Public Hearing Meeting Minutes – Invoices were approved. Mr. Olson made a motion to approve the April 29, 2016 Regular Meeting Minutes and WBMLP Solar Array Public Hearing Meeting Minutes; all voted in favor; motion approved.

A motion was made by Mr. Rajeshkumar to adjourn; Mr. Vignaly seconded the motion; all voted in favor; motion approved. The meeting adjourned at 9:11 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich