



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \*\* West Boylston MA 01583 \*\* Phone 774-261-4073

## **MEETING MINUTES**

### **October 11, 2023**

Members Present: Marc Frieden, Vincent Vignaly, Francesco Lopriore, Kevin LaClaire

Members Absent: Barur Rajeshkumar

Others Present: John Grenier, Jimmy Ricciardi, Gary DeWolfe, Iqbal Ali

**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 the meeting at 7:03 p.m.

Citizens' Comments – Dave Femia asked if the board would be reviewing more zoning bylaws. Mr. Vignaly said the board is always looking for suggestions for changes and specific changes can be sent to the board for consideration. He said the board is working on the MBTA zoning bylaw for the 2024 May Town Meeting or the 2024 Fall Town Meeting.

### **Old Business:**

Lot 54, Century Drive - Site Plan Review, Special Permit, and Stormwater Management Permit Vote – Jimmy Ricciardi, Gary DeWolfe and John Grenier were present. Mr. Vignaly said the board was unsure how it could proceed with waivers that were requested after the public hearing was closed. Town Counsel was asked, but no response has been received yet. The Town Administrator believes it has to be readvertised and a public hearing opened, or we can issue the approval as it is and the applicant can request amendments at a later date. The board cannot waive something without holding a public hearing. After discussions, the applicants chose to move forward with the approval tonight and then request an amendment after the appeal period. Mr. Frieden made a motion to approve the Certificate of Site Plan Review Approval, Industrial Park Special Permit, and Stormwater Management Approval for Birdland Hill, LLC for associated site work at Lot 54 Century Drive as shown on plans dated October 11, 2023; Mr. Lopriore seconded; all voted in favor; motion approved.

Nuha Circle Outstanding Items – An email was sent to Mr. Ali noting the outstanding items that need to be addressed before the board can vote to recommend Nuha Circle, specifically the cleaning of the hydrodynamic separators and the updated annual maintenance cost for the Homeowners Association. Mr. Ali said he received a quote of \$1,400/year from the company that will clean the two Stormceptor units (which will be cleaned this week before town meeting), and Mr. Ali said he paid \$300 for lawn cutting maintenance. He continued that the access way off the cul-de-sac is passable for the cleaning of the Stormceptors. Mr. Ali will send email and invoice when it's cleaned. When the road is accepted, Mr. Ali will resign as the Trustee for the HOA. Mr. Lopriore made a motion to recommend acceptance of Nuha Circle under Article 10 at the town meeting on October 16, 2023; Mr. Frieden seconded; all voted in favor; motion approved.

Westland Circle Subdivision Approval Amendment Request – Incomplete – Mr. Vignaly said paperwork was submitted in August and September and more last week requesting to amend the approval for Westland Circle subdivision. The board has 90 days to act on it. Using the August date, the time period will end soon; Mr. Ali will send the board a request to extend. We need a single submittal containing the completed form and package with all signatures of the HOA and property owners. Mr. Ali will send it tomorrow. Mr. Vignaly hasn't seen any documentation from the lot owners who purchased property before the HOA was established and recorded. Town Counsel said to include signatures in the HOA in conjunction with the lot owners that are not in the HOA.

Zoning Bylaw Codification Review Update (Lopriore/LaClaire) – Mr. Lopriore and Mr. LaClaire completed their review of the booklet. There were inconsistencies and they said the majority of reviews didn't apply to this board. The Chair will submit it to the Town Clerk.

**New Business:**

Town Meeting Warrant Article Review (vote on Articles needing Board recommendation) – The Articles were reviewed. Mr. Frieden made a motion to recommend approval of Article 10 and Article 11 on the October 16, 2023 town meeting warrant; Mr. LaClaire seconded; all voted in favor; motion approved.

**Reports from Other Boards:** Mr. Vignaly said Open Space is meeting Friday; they are in the process of appraising the 18 Malden Street property.

Invoices were approved for payment. Mr. LaClaire made a motion to approve the draft September 13, 2023 Regular Meeting Minutes and draft September 28, 2023 Special Meeting Minutes; Mr. Lopriore seconded; all voted in favor; motion approved.

November 8, 2023 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Frieden made a motion to adjourn; Mr. LaClaire seconded; all voted in favor; motion approved.

The meeting was adjourned at 8:02 p.m.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Marc Frieden, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich