



MEETING MINUTES
February 22, 2017

Chairman: Christopher Olson

Members Present: Marc Frieden, Vincent Vignaly, 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 Chair opened the regular meeting at 7:04 p.m.

Old Business/Outstanding Issues/Follow-Ups:

1. 141 Sterling Street (Police Headquarters) – Update regarding signed plans and meeting with FISP – Mr. Frieden said FISP didn't understand why the cost was so expensive. Mr. Vignaly explained that they did not plan for Site Plan Review in their process and gave the board only a partial submittal; it required multiple reviews. The Committee was satisfied with the explanation. Meetings are held at the site every Monday at 11:00AM. The reports are available for review on Procore. The board is still awaiting delivery of a set of plans to sign as the Approved Site Plan.
2. Review of Incentive Zoning Bylaw (Section 3.10) for Affordable Housing – Tabled to the next meeting.
3. Continued discussion regarding update/corrections to town Zoning Bylaws (Recreational Marijuana) – CMRPC sent an email saying they are aware that certain towns are asking for feedback with respect to the new laws that were put in place for recreational marijuana. The town does have an existing bylaw for medical marijuana. Are we interested in regulating recreational marijuana? CMRPC is working with Kopelman & Paige to create a model bylaw. The first step will be to have a temporary moratorium in place until there is a bylaw. Mr. Frieden said one option could be to include the recreational with the medical marijuana. There will be challenges having both together. The state has not developed recreational marijuana regulations. Mr. Femia said Holy Cross is hosting a seminar on March 18th to discuss what towns can and cannot do regulating recreational marijuana as well as how it compares to the regulations of medical marijuana.

Mr. Olson will put together a draft list of changes/corrections to the Zoning Bylaws and bring to the next meeting so the board can prioritize. Reducing minimum frontage of lots in the Aquifer Protection Overlay District (Section 4.2.C) will be added to the list. The minimum frontage is 150' but, the way the language is written, it could be argued to be reduced down to 100', similar to other residential districts. Is the board comfortable with that or want to consider changing the language to require less density in the Aquifer Protection Overlay District? Mr. Vignaly said we should eliminate the reduced frontage special permit language from the Zoning Bylaw. The list should be sent to other boards for feedback after the board discusses it.

New Business and Review of Correspondence/Emails Received:

1. Town Reports (due March 18th) – Mr. Vignaly will draft a report for the next meeting.
2. Project Roundtable for proposed New Building at Worcester Corporate Center (Century Drive) – The meeting is scheduled for March 7th at 6PM in the Selectmen's Room.
3. 90 Sterling Street Construction Inspection Services Letter to Applicant – Mr. Vignaly will draft a letter for the next meeting.
4. Email from the Town Administrator – Dr. Tashjian is asking to be placed on the PB agenda. Melanie will ask the town administrator for contact information and the topic.

Reports from Other Boards – Mr. Vignaly said the public forum scheduled for February 28th for the Open Space and Recreation Plan has been postponed. They hope to hold the forum on March 14th at 6PM. It will include both the Open Space and Recreation Plan and Complete Streets Prioritization Plan. He will send out a notice once it is confirmed.

Mr. Frieden said the Open Space Wetland Protection Bylaw will be included on the warrant.

Mr. Rajeshkumar said the ZBA held two public hearings. They denied the application for 264 Prospect Street (wanting to put 6 single-family homes in the Aquifer and Watershed Protection District). They allowed Dr. Tashjian (363 Prospect Street) to keep cars on the property for 3 months and the containers for 6 months.

Citizens' Comments – Dave Femia thanked the board for the information they provide to the ZBA.

There were no invoices for approval tonight. Mr. Frieden made a motion to approve the January 25, 2017 Draft Public Hearing Minutes (90 Sterling Street); Mr. Vignaly seconded; all voted in favor; motion approved. Mr. Vignaly made a motion to approve the January 25, 2017 Regular Meeting Minutes; Mr. Rajeshkumar seconded; all voted in favor; motion approved. Mr. Frieden made a motion to approve the February 8, 2017 Regular Meeting Minutes; Mr. Vignaly seconded; three members voted in favor; Mr. Rajeshkumar abstained; motion approved.

A motion was made by Mr. Rajeshkumar to adjourn; Mr. Frieden seconded the motion; all voted in favor; motion approved. The meeting adjourned at 8:04 p.m.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich