



**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**

**September 27, 2017**

Members Present: Vincent Vignaly (Chair), Marc Frieden, Cheryl Carlson, Paul Anderson, Barur Rajeshkumar (7:47 p.m.)

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 Chair opened the regular meeting at 7:02 p.m.

Flagg RV (Preliminary Site Plan Review Discussion) – Mike Flagg and Mike Himmer were present. Mr. Flagg presented the plan that was revised in 2008. The building was enlarged and the fire lane was changed. The drainage was improved and the detention basin was revised. The board acknowledged that the changes made were improvements. Mr. Vignaly asked for an updated plan showing the basin, new drainage and the new fire lane. Mr. Flagg was under the assumption that the board could sign the plan presented tonight and he would be able to get his Occupancy Permit from the Building Inspector. When he was told the process required for a Site Plan Review under Section 3.6 of the Zoning Bylaws, Mr. Flagg became very upset. He stated if the board would not sign the plan tonight, he would contact his lawyer; he will not do a Site Plan Review. He said it was the Building Inspector's error and does not feel he should have to pay for Mr. Herget's mistake when they did everything right. The board agreed. Mr. Flagg blamed Mr. Vignaly for the problem saying that he has something against Flagg RV. Mr. Flagg said when he first met with the board, all the members were fine with what he planned to do. Mr. Vignaly stated that he was not at that meeting. He was told that Bentley Herget is the Building Inspector/Zoning Enforcement Officer. If he says you do not need a Site Plan Review, you don't need it. After further discussions, Mr. Flagg was told that, as in the past, the board can waive certain items in the Site Plan Review. Mr. Flagg was concerned what the board would say after he had his engineer, Doug Andrysick, revise the plan and that he would have to keep coming back and it would be costly. He reiterated that they need their Occupancy Permit, not a temporary Occupancy Permit; they did everything they were supposed to, and it was the Building Inspector who made the mistake. He was informed that the plan needs to reflect the existing conditions and include a current stamp and a Planning Board signature block. The board can waive the traffic requirements, drainage calculations, engineering review fee, and reduce the application fee. He will not need to bring his engineer to the meeting. If his engineer has any questions, he can call or email the board or Mr. Vignaly directly. Mr. Flagg was told he could label the plan as a Site Plan and As-Built plan because the work is completed. He was also advised to include any parking changes and the number of vehicles allowed on site since there is currently some limitation. In the end, Mr. Flagg apologized for becoming upset and shook the hands of the members.

Warrant Articles for October Town Meeting – The advertisement has been placed in the T&G for the Off-Street Parking and Loading, and the Signs and Billboards Warrant Articles. The hearing notice will be forwarded to Elaine Novia and Karen Pare for posting on the web.

ZBA Informational Petition (Special Permit to conduct a Home Occupation at 22 Lee Street) – Mr. Frieden made a motion for the Chair to draft, sign and send a letter to the ZBA encouraging the approval of this and similar compliant home occupations; Ms. Carlson seconded; all voted in favor; motion approved.

**New Business and Review of Correspondence/Emails Received:**

1. Bethlehem Bible Church – An email will be sent to Mr. Arnold asking that on or before the October 25<sup>th</sup> continued hearing, they grant the Planning Board an additional 60-day extension to the period in which the board is required to render a decision extending the time to at least January 5, 2018.
2. Email request from Nancy Lucier to participate in a Project Roundtable for 19 Crescent Street (Andrew Beardsley property) – Ms. Lucier will be informed that Marc Frieden will attend the Roundtable on October 5<sup>th</sup> at 6:00 p.m.
3. Mr. Frieden and Mr. Vignaly attended the presentation on Public and Private Ways. There was some discussion how the state can change public ways without approval from the Planning Board, and how private ways become public ways. The Planning Board finishes their subdivision approval process without the road being a public way. The Board of Selectmen then refers a Town Meeting Warrant Article to the PB for reporting and recommendations to accept the roadway or not. Mr. Frieden brought up at the meeting the Afra Terrace 40B project where the road was not constructed under the subdivision process. If they wanted that to be a public way, they would have to request it of the Selectmen which would trigger the PB to do an inspection of the road but we have no money to do that inspection. Mr. Vignaly said Afra Terrace was not built as a town road and their deeds reflect a Homeowner's Association to maintain it. A betterment can be assessed to pay for the road but it has to be reasonable. It was brought up that a "lot" is not defined in the Zoning Regulations. Other topics discussed were paper streets and how difficult it is to find ownership, as well as ANR plan standards. It was a very informative meeting.
4. River Road – It is open one day a year, but it is not accessible. The basis for the closure is not known. It would cost the town \$1.5 million to repair it and make it passable. There is interest with the Open Space Committee having a circular park for the rail trail to loop into Holden and back to West Boylston. It would be abandoned as a public road for vehicular access but improvements could be made for trails which would cost less and qualify for grants and other funding. Mr. Frieden said if the road is discontinued it goes back to the original owner. DCR is an abutter. Nancy Lucier found that when it was a county road and the county dissolved, the 41 acres was deeded to the town. There are possibilities to change the condition of the road for trails. Dave Femia asked if the Planning Board held a public hearing that was requested back in November, 2010. Mr. Vignaly said the board requested the backup information from the Selectmen needed to hold a public hearing, but never received the requested justification. No action is needed by the Planning Board at this time.

Reports from Other Boards – No reports tonight.

Citizens' Comments – Dave Femia commented that he visited Sadja Gardens (92 North Main Street). He thought it was gorgeous, well built, and something the Oakdale residents will be very proud of.

There were no invoices for approval tonight. Mr. Rajeshkumar made a motion to approve the September 13, 2017 Regular Meeting Minutes; Ms. Carlson seconded; all voted in favor; motion approved.

Ms. Carlson made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 8:17 p.m.

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

By: \_\_\_\_\_  
Paul Anderson, Clerk

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