



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

MEETING MINUTES

February 14, 2018

Members Present: Vincent Vignaly (Chair), Marc Frieden, Barur Rajeshkumar, Cheryl Carlson, Paul Anderson,

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 began at 8:31 p.m.

Annual Town Report Review – The report was reviewed and approved to be sent to the Town Administrator. Mr. Anderson did an excellent job on his first report.

Comprehensive Master Plan (Land Use Chapter Update) – Ms. Carlson said the Town Wide Planning Committee (TWPC) met. Several chapters were reviewed. She said it was poorly attended. There were not a lot of questions and answers; it was more of a presentation. The next meeting is scheduled for February 27th, but she was not sure what chapters will be discussed.

Mr. Vignaly said his interpretation of the General Bylaws is that the TWPC should be looking at short-term planning and how much money is being spent by the town for the Police Station, Senior Center, and the I/I (Infiltration/Inflow) that is needed, and not reviewing chapters of the Master Plan. Planning and assessment of where the town is going is needed by the TWPC.

New Business/Review of Correspondence/Emails:

ANR Plan (262 Maple Street) Bream – The plan has adequate frontage and access. Having no issues, Ms. Carlson made a motion to endorse the ANR Subdivision Plan of Land for 262 Maple Street, West Boylston MA, dated November 22, 2017, prepared by Field Resources, Inc.; Mr. Frieden seconded; all voted in favor; motion approved.

Attorney General's Notice – The board received a copy of the action that was taken by the Attorney General's Office for the omission on the Zoning Article hearing notice of where the documents could be inspected and the hearing notice itself being published for 13 days rather than the required 14 days.

Board of Selectmen Policy on Business License Applications – The policy was reviewed. The Planning Board is already included. The board agreed that the addition that all holders of business or alcoholic beverage licenses must be in full compliance with the departments in order for the Board of Selectmen to consider approving renewal of the license, will be very helpful.

Regarding the negotiation of closing outstanding site plan and non-compliant businesses, Dave Femia, who was at the Permitting Chairs meeting, told the PB that the Selectmen recommended creating a policy to negotiate closure. Town Counsel said that anything over three years old is hard to enforce. Mr. Vignaly disagreed saying that some received Site Plan Review approval which outlines everything they agreed to do and comply with. The Selectmen discussed forgiving violations over three years old. Mr. Vignaly said the town needs compliance, not to negotiate closure. Some violations are related to structures, some to permitting, and some to uses, and the statute of limitations and grandfathering differ.

Regarding the Planning Board spearheading a joint committee to review potential zoning changes related to recreational marijuana sales in town, the Planning Board is happy to be involved, but felt the Selectmen should take the lead. It will be a joint, coordinated effort from the town. There will only be one store if the 20% of the number of liquor store licenses standard is applied. It will require a Site Plan Review. The board will review the regulations that Grafton and Shrewsbury currently have. Marc Frieden and Paul Anderson volunteered to be part of a town committee.

Reports from Other Boards – Mr. Frieden said the Affordable Housing Trust met and is moving forward with the preparation of the Request for Proposal for the senior affordable housing on Maple Street.

Mr. Anderson said the Transportation Committee will hold a meeting for public comment on what to do with the center of town. He said the CMRPC cannot do a traffic study until the spring. Mr. Vignaly said he received an email approximately a year ago that said they had all the needed traffic counts. Mr. Anderson understood them to say they needed to do different types of counts. Mr. Vignaly asked if there could be public input as to what projects can be put on the Complete Streets project list since the town will be receiving \$196K.

Citizens' Comments – None tonight.

Invoices were approved. Mr. Rajeshkumar made a motion to approve the draft January 24, 2018 Westland Circle Public Hearing Minutes; Mr. Anderson seconded; Rajeshkumar/Frieden/Vignaly/Anderson voted in favor; Carlson abstained; motion approved. Mr. Rajeshkumar made a motion to approve the draft January 24, 2018 Regular Meeting Minutes; Mr. Anderson seconded; Rajeshkumar/Frieden/Vignaly/Anderson voted in favor; Carlson abstained; motion approved.

February 28, 2018 at 7:00 p.m. was confirmed as the next meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 9:55 p.m.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich