



**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**

**June 27, 2018**

Members Present: Paul Anderson (Chair), Marc Frieden, Barur Rajeshkumar, Sarah Miles

Members Absent: Vincent Vignaly

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 7:40 p.m. following the public hearing for Emuge Corporation.

Micah Chase (Checkerboard, 216 West Boylston Street) has potential tenants for his building. The Building Inspector advised him to ask the Planning Board if any filing was needed. Mr. Chase received a Certificate of Site Plan Review Approval and Special Permit for a Business Center and Stormwater Management in July of 2015. Mr. Anderson will email the Building Inspector and inform him there is no change of use from the approval he received from the board.

Briarwood CCRC (Vote on Waiver Requests and Decisions for the Special Permit, Site Plan Approval, and Stormwater Permit) – Attorney Robert Longden, Kevin Kozak (Cutler Associates), Robert Weidknecht (Beals & Thomas), Paul Bowler (CEO, Briarwood) were in attendance.

Attorney Longden said they received a draft approval decision on Monday; revisions were sent to the board Tuesday. He suggested that the approval decision be amended to include an amendment to the existing Special Permit for the project because what they are proposing to build is not completely identical with what was approved when the Special Permit was first granted for the project in 2000. The configuration of the layout for the building and parking is different, and the number of parking spaces and residential units in West Boylston is increasing from what currently exists. He feels they need an amendment to the Special Permit to authorize what is shown on the plans. Because it is an amendment to a Special Permit, it will require an affirmative vote from four members of the board. He said the board could vote tonight on the approval of the amendment to the Site Plan Approval as well as approval for the Stormwater Management Plan (both only require three votes). The waivers have been approved, but the board has not voted on them yet. The preference of the board was to vote and finalize the documents at the July 11<sup>th</sup> meeting.

Review Draft Letter to Paul Conger (242 Woodland Street) regarding SPR Compliance – Mr. Frieden will have it prepared for the July 11<sup>th</sup> meeting.

Village Center Zoning Update – Elizabeth Wood will attend the July 11<sup>th</sup> meeting.

New Business/Review of Correspondence/Emails – No new business/emails tonight.

Reports from Other Boards – Mr. Frieden said the Affordable Housing Trust met and discussed the project behind Orchard Knoll/Maple Street. There is not enough frontage. The AHT may go to the

ZBA and ask for a variance to allow the frontage the way it is to build on it. He asked if there was a way to increase the density without doing a 40B project. CPC funding was discussed. Mr. Frieden said when CPC funds are used, it shows the state and contractors that the town has an investment in the project. The number of affordable units (62) has been discussed with a consultant. The frustration of the board is that the rent levels of the apartments are too high. The cost is determined by the median gross income. DHCD said they are not changing the formula, but you can state the percentage of income to be used for the rent (as low as 30%); there are developers who have made projects work. A contractor who is familiar with the subsidizers and how to obtain grants is needed. The town is on the threshold of the 1 1/2% land area. The town is above the limit and does not need to have any more 40B projects; there is enough SHI land relative to land available for housing.

Citizens' Comments – None tonight.

Invoices were approved for payment. Ms. Miles made a motion to approve the draft June 13, 2018 Regular Meeting Minutes; Mr. Frieden seconded; all voted in favor; motion approved. Mr. Rajeshkumar made a motion to approve the draft June 13, 2018 Briarwood CCRC Public Hearing Meeting Minutes; Mr. Frieden seconded; all voted in favor; motion approved.

July 11, 2018 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 8:19 p.m.

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

By: \_\_\_\_\_  
Vincent Vignaly, Clerk

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